

Map 39, Parcel 81  
Edwin T. Wheatley, Sr. &  
Quenda L. Wheatley  
Instrument #20000515-0048885

Map 39, Parcel 279  
Reece H. Thompson, Trust  
Deed Book 8635, Page 17

**SPECIFIC PLAN APPROVAL**

☒ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in  
☐ FULL, ☒ CONDITIONAL, compliance with the  
SP provisions of the Metropolitan Zoning Ordinance.  
Conditions See MPC min 6/10/10

By 7/11 MPC Date 6/10/10  
Metropolitan Planning Commission

**TOTAL AREA: 1,342,935 SQ. FT. OR 30.83 ACRES**



**VICINITY MAP**  
NOT TO SCALE

Map 39, Parcel 73  
Sarah E. Todd  
Deed Book 11362, Page 466

Map 39, Parcel 74  
Mary Elizabeth Revell  
Deed Book 4156, Page 274

Map 39, Parcel 73.01  
Richard W. Hemmen &  
Vanessa D. Hemmen  
Instrument #20050314-0027846

Map 39, Parcel 73  
Sarah E. Todd  
Deed Book 11362, Page 466

Map 39, Parcel 72  
William H. Curtis  
Deed Book 11711, Page 804

Map 39, Parcel 71  
William H. Curtis &  
Stanley Walker  
Deed Book 9621, Page 754

Map 48, Parcel 38  
George R. Burton &  
Mildred C. Burton, Trustees  
Deed Book 10345, Page 502

Map 48, Parcel 35  
Judy E. Graves &  
James H. and Mary Dudley  
Instrument #20080205-0011990

## NOTES

- This submittal is an application for preliminary approval to apply a Specific Plan District to 30.83 acres located along Clarksville Pike within the Bordeaux-White's Creek Community Plan Area.
- The proposed method for the collection, discharge and treatment of on-site stormwater will be street inlets, culverts and surface channels to convey the run-off to sub-surface structures that will provide quantity detention and quality treatment in accordance with the Stormwater Management Manual Volume 1 - Regulations. Any excavation, fill or disturbance of existing ground elevations must be done in accordance with Stormwater Management Ordinance No. 78-840, and no building permits are to be issued until Final Grading, Drainage and Erosion Control Plans are approved by the Metropolitan Nashville and Davidson County Water Services Department, Stormwater Division.
- The site is located within an area designated as Zone "X" (outside 100 year flood plain) on FEMA Flood Insurance Rate Map 47037C, Panel 113 F, effective date of April 20, 2001.
- Public water and sanitary sewer service to this project will be designed by the developers engineer in accordance with the details and specifications of the Metro Water Service Department when Final Site Plans are developed for each phase of the development. The water and sanitary lines shown on the SP Development Plan are conceptual and subject to change.
- Fire hydrants shall be located in such a manner that any portion of a building shall be no further than 500 feet from a fire hydrant as measured via a hard surface road - not a direct line from a hydrant. Locations that meet this requirement will be shown on Final Site Plans for approval by the Metro Fire Marshals Office. Fire hydrant locations shown on this SP Development Plan are conceptual and subject to change. Fire hydrants shall be in-service before any combustible material is brought on site.
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with stormwater management ordinance no. 78-840 and approved by the Metro Department of Water Services.
- The buffer along waterways will be an area where the surface is left in a natural state and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1-Regulations.
- This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
- Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual, minimum driveway culvert in Metro R.O.W. is 15" cmp.
- All existing buildings on site are to be removed.
- Boundary & Topographic Information taken from Metro Nashville GIS.
- Preserved Natural Area Shall Not Allow Grading or Removal of Trees Except For The Construction and Maintenance of Walking Trails, If So Desired.
- All Units Shall Be Owner Occupied.
- All Townhouse Units Can Be Either 2 or 3 Bedroom Units.

## LEGEND

- Live/Work District  
3-Story Unit 25'x50'  
5 First Story Ground Level Units That Can Be Used For Retail, Office, or Residential  
6 Townhouses Above Ground Units That Can Be Used for Office and/or Residential
- Rowhouse District  
25 Townhouse Units w/Rear Entry 2-car Garage  
3-Story Unit 20'x40'
- Courtyard Townhouse District  
42 Townhouse Units w/Rear Entry 2-car Garage Facing a Courtyard  
3-Story Unit 20'x40'
- Brownstone District  
81 Townhouse Units w/Front Entry 2-car Garage  
3-Story Unit 25'x40'
- Stacked Flats District  
48 Stacked Flats Units  
2-Story Unit 20'x40'
- Cottage District  
6 Cottage Units  
2-Story Unit 18'x45'
- Manor House District  
8 Townhouse Flat Units
- Preserved Natural Area
- Green
- Recreational Area
- Grass Area
- Asphalt Area
- Concrete Area
- Stamped Asphalt
- Street Trees
- Shrubs

## SITE DATA

- Parcel ID  
Total Acreage  
Council District  
Council Member  
Owner
  - SP Name  
Plan Preparation Date  
Plan Scale  
Design Professional
  - U.S. FEMA FIRM  
Existing Land Use Policy
  - Existing Zoning  
Proposed Zoning & Development Option  
Proposed Number of Units  
Proposed Density (215 Units on 30.83 Ac.)  
Required Parking  
Minimum Based on 2-Bedroom Units (2 sp./Unit)  
Maximum Based on 3-Bedroom Units (2.5 sp./Unit)  
Proposed Parking
  - Garage Spaces  
Off-Street Surface Parking  
On-Street 90° Pull-In Parking  
On-Street Parallel Parking
  - Total All Parking/Ratio  
Proposed Open Space  
Preserved Natural Area  
Pocket Parks
  - Impervious Surface Area  
Maximum Allowed  
Proposed
- 04800015900, 03900027700 & 03900032000  
30.83 Acres ±  
3rd  
Walter Hunt  
Winston Templet  
132-B Volunteer Drive  
Hendersonville, TN 37075  
The Cove at White's Creek  
February 9, 2010  
1"=80'  
Danny Wamble-President  
Wamble & Associates, PLLC  
40 Middleton Street  
Nashville, TN 37210  
(615)251-9555 phone  
(615)251-9034 fax  
47037C0113 F - Effective Date April 20, 2001  
Neighborhood Center (NC), Rural (R) &  
Natural Conservation (NCO)  
Commercial Limited (CL) & Agricultural (AR2A)  
SP  
215  
7.0 Units/Acre
- 430 Spaces  
538 Spaces  
473 Spaces
- 296 Spaces  
142 Spaces  
21 Spaces  
14 Spaces  
473/2.20  
50.9% (15.71 acres)  
49.1% (15.13 acres)  
2.24% (0.69 acres)
- 421,985 S.F.  
385,388 S.F.

Undisturbed Stream Buffer  
30' From Top of Bank on  
Both Sides of Stream. See  
Note No. 7

17' Landscape Easment

25' Right-Of-Way  
Reservation

## CONCEPT PLAN

### THE COVE AT WHITE'S CREEK

5000 CLARKSVILLE PIKE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

FOR

WINSTON TEMPLET

80' 0' 80' 160'  
SCALE IN FEET

**W** Wamble & Associates, PLLC  
40 Middleton St. Nashville, Tennessee 37210  
Telephone (615)251-9555 Fax (615)251-9034  
Civil Engineering Land Surveying

WBA # 741-0107  
DATE: May 20, 2010